035.A	0001	0043.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	710,100 /	710,100
USE VALUE:	710,100 /	710,100
ASSESSED:	710,100 /	710,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	-45	HILTON ST, ARLINGTON

OWNERSHIP

Unit #: 43

Owner 1:	HAGGSTROM ERIC & EMILY
Owner 2:	
Owner 3:	
Street 1:	43 HILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CURRAN JUDITH -
Owner 2:	-
Street 1:	43 HILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1780 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	710,100			710,100
Total Card	0.000	710,100			710,100
Total Parcel	0.000	710,100			710,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.93 | /Parcel: 398.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310288
GIS Ref	
GIS Ref	
Insp Date	09/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.A-0001-0043.0

!15622!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	710,100	0	.		710,100		Year end	12/23/2021
2021	102	FV	689,400	0	.		689,400		Year End Roll	12/10/2020
2020	102	FV	679,100	0	.		679,100	679,100	Year End Roll	12/18/2019
2019	102	FV	569,500	0	.		569,500	569,500	Year End Roll	1/3/2019
2018	102	FV	490,800	0	.		490,800	490,800	Year End Roll	12/20/2017
2017	102	FV	446,300	0	.		446,300	446,300	Year End Roll	1/3/2017
2016	102	FV	446,300	0	.		446,300	446,300	Year End	1/4/2016
2015	102	FV	411,500	0	.		411,500	411,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:04:23

LAST REV

Date	Time
10/24/19	11:41:21
apro	

PAT ACCT. 15622

USER DEFINED

Prior Id # 1:	23922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURRAN JUDITH,	115-102		5/23/2011		401,000	No	No		
SCOTT ROBERT H,	103-61		4/4/2008		400,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2018	472	Dormers	118,400	C				
8/15/2017	1041	Wood Dec	13,150	C				
6/22/2017	727	Wood Dec	6,700	C				
1/27/2017	96	Re-Roof	6,620	C				
5/25/2010	488	New Wind	8,299					REPLACE 9 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2019	Left Notice	DGM	D Mann
7/24/2019	Permit Visit	DGM	D Mann
9/25/2018	Permit Visit	DGM	D Mann
9/25/2018	Left Notice	DGM	D Mann
9/25/2018	Measured	DGM	D Mann
1/8/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8016													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.23988760
Const Adj.:	0.98000199
Adj $ / SQ:	370.603
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	964826
Depreciation:	254714
Depreciated Total:	710112

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	481.78
Special Features:	0	Val/Su Net:	398.93
Final Total:	710100	Val/Su SzAd	398.93

SKETCH

UnSketched SubAreas:
GLA: 1780,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,780	370.600	659,674

Net Sketched Area:	1,780			Total:	659,674
Size Ad	1780	Gross Area	1780	FinArea	1780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.A-0001-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc